

THOMAS CUSTODIAL/MAINTENANCE AGREEMENT

THIS AGREEMENT is entered into effective as of March 1, 2010, between Washington County, hereinafter referred to as COUNTY, and Roger Thomas, hereinafter referred to as CONTRACTOR.

RECITALS

- a) The COUNTY is in need of assistance with custodial and cleaning services and maintenance as described in this Agreement (the "maintenance");
- b) The CONTRACTOR is qualified, has the expertise and training to provide the needed maintenance;

THEREFORE, it is hereby agreed as follows:

SECTION I. The CONTRACTOR shall furnish all equipment, materials and labor to perform the necessary maintenance of the **Washington County New Harmony Library Building**.

The maintenance will be performed by CONTRACTOR at a cost to Washington County of \$234.00 per month. This agreement becomes effective on the date of signing and ends on the 31st day of December, 2010, unless extended by agreement. Either party to this agreement may terminate this contract upon thirty (30) days written notice to the other party, and each party shall be released from the obligation and terms under this contract for the balance of the contract.

SECTION II. This agreement becomes effective on the 1st day of March 2010 and ends on the 31st day of December 2010, unless extended by agreement. Either party to this agreement may terminate this contract upon thirty (30) days written notice to the other party, and each party shall be released from the obligation and terms under this contract for the balance of the contract.

SECTION III. The maintenance schedule is attached and made a part of this agreement, and is intended to serve as a guide for maintenance. The items listed are intended to serve as minimum requirements. Additional work over and above the minimum may be needed to met the terms of the contract and to meet the needs of the various tenants and shall be followed as though they were included and made a part of this agreement.

SECTION IV. CONTRACTOR is an independent contractor and is not an employee of Washington County. CONTRACTOR is not entitled to any benefits provided by Washington County to its employees and CONTRACTOR is solely responsible for complying with all state and federal income tax laws. CONTRACTOR shall file a certificate of insurance with Washington County showing that a valid worker's compensation policy exists and provides coverage for CONTRACTOR and any employees or subcontractors of CONTRACTOR.

James J. Eardley, Chair
Washington County Commission

Date:

Thomas Custodial Contract
March 1, 2010
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ATTEST:

County Clerk

Roger Thomas

NEW HARMONY VALLEY
JANITORIAL LIST

WEEKLY CLEANING:

- Vacuum carpet (all rooms)
- Sweep & mop Entry, Restrooms (as needed)
- Empty trash
- Spot clean walls
- Clean chair seats (vinyl)
- Wipe computer screens (appropriate cleaner)
- Wipe counters (computer & circulation desk)
- Clean door handles, switches, receptacles, cover plates in all areas
- Clean sink in Workroom

RESTROOMS:

- Sweep & mop floors
- Spot clean walls
- Clean, sanitize toilet & sinks
- Supplies (toilet paper, hand soap, towels) checked & replaced as necessary
- Mirrors cleaned
- Empty trash

ENTRY

- Clean glass doorways inside & out
- Spot clean walls
- Sweep & mop floors

BI-ANNUAL – Separate charge

- All windows & sills inside and out